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February 6, 2023

Greg Stuart.
Stuart and Associates Planning & Design Services
2456 First Street, Suite 148
Fort Myers, FL 33901

RE: The Pondella Rd. 2.9 Ac Self Storage (Special Exception) SEZ2022-00010

Mr. Stuart:

The Zoning Section has reviewed the information provided for the above-referenced application. The Lee County Land Development Code (LDC) requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklist. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

Please respond to the sufficiency review comments contained within sixty (60) calendar days of the date of this letter. This application may be considered withdrawn if no response is received within this timeframe. Please feel free to contact me at Amendez@leegov.com or (239) 533-8325 if you have any questions.

Zoning Review

1. Disclosure of Interest. The Disclosure of Interest form provided lists CompassOne Holdings, LLC as an entity with interest held by a Lee County Employee, Commissioner and/or a Hearing Examiner (Clause 6). Please verify and revise the form if the current form is inaccurate..

Legal Review

1. Certification of title. Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7). The document submitted must be one of the forms listed in LDC §34-202(a)(7)(a) with required content included. A title search is not an acceptable form of title.

Development Services Review

1. Informational Comment. The location of the gate as shown on the plan does not meet the requirements in LDC 34-1748(1-5). At time of development order the location of the entrance gate must meet those requirements. Development Services Staff recommends the applicant review the requirements and revise the plan prior to the HEX hearing if an entrance gate is desired.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 2/6/2023 by
Adam Mendez,
Senior Planner